

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Bulls Sawmill Road, 2745' W
of the c/l of Middletown Road
(2004 Bulls Sawmill Road)
6th Election District
3rd Councilmanic District

Wayne S. Abbott, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-17-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 2004 Bulls Sawmill Road, located in the vicinity of Walker Road in Freeland. The Petition was filed by the owners of the property, Wayne S. and Emily C. Abbott. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The property having been duly posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date

By

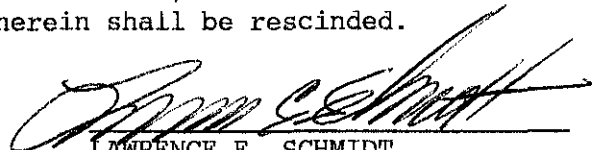
MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of August, 1996 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/16/96
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 16, 1996

Mr. & Mrs. Wayne S. Abbott
2004 Bulls Sawmill Road
Freeland, Maryland 21053

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Bulls Sawmill Road, 2745' W of the c/l of Middletown Road
(2004 Bulls Sawmill Road)
6th Election District - 3rd Councilmanic District
Wayne S. Abbott, et ux - Petitioners
Case No. 97-17-A

Dear Mr. & Mrs. Abbott:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File

MICROFILMED





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

97-17-A

2004 Bulls Sawmill Rd

which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1

To allow a garage located in the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- 1) Location of garage behind the house would require a costly extension of the driveway.
- 2) A mature tree interferes with the garage if located behind house.
- 3) Side entrance to the house would be most easily accessed from proposed location of the garage.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Address

Phone No

Signature

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No

Name

City

State

Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of ____ 19 __ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY

R.T.

DATE

7-16-96

ESTIMATED POSTING DATE



Printed with Soybean Ink
on Recycled Paper

ITEM #: 17

RECEIVED

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2004 Bulls Sawmill Rd
address
Freeland Md 21053
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

we are requesting variance to construct a detached garage adjacent to rather than behind our house.
This location has been chosen because:

1) The driveway ends approx 12 feet before the back wall of the house.

2) Constructing the driveway garage behind the house would require a costly extension of the driveway and interfere with an existing mature tree.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Wayne S. Abbott
(signature)
Wayne S. Abbott
(type or print name)



Emily C. Abbott
(signature)
Emily C. Abbott
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of July, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Wayne S Abbott and Emily C Abbott

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

7-15-96
date

Gale M. Hamilton
NOTARY PUBLIC

My Commission Expires: January 1, 1997
GALE M. HAMILTON
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires January 1, 1997

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97-17-A

ZONING DESCRIPTION FOR 2004 Bulls Sawmill Road Freeland, Md. 21053

Beginning at a point on the north side of Bulls Sawmill Road which is 330 feet wide at the distance of 2745 feet west of the centerline of the nearest improved intersecting street Middletown Road which is wide. As recorded in Deed book 8518, Folio 305 : S.73 20' W. 200 ft., N.14 25' W. 765.71 ft., N.42 54' E.200 ft., S.16 30' E. 866.60 ft. to the place of beginning. Also known as 2004 Bulls Sawmill Road and located in the 6 th Election District, 3rd Councilmanic District.

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CERTIFICATE OF ZONING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

97-17-A

District 6th

Posted for: Variance

Date of Posting 7/25/98

Petitioner: Woyne & Family Abbott

Location of property: 2804 Bulls Runmill Rd

Location of Sign: Signs 700d Woy on property being 700d

Remarks: _____

Posted by: M. Abbott

Signature

Date of return: 7/2/98

Number of Signs: 1

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 17 Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Wayne Abbott

ADDRESS: 2004 Bulls Sawmill Rd
Freeland Md 21053

PHONE NUMBER: 343-2736





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 22, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-17-A (Item 17)
2004 Bulls Sawmill Road
N/S Bulls Sawmill Road, 2745' W of c/l Middletown Road
6th Election District - 3rd Councilmanic
Legal Owner(s): Wayne S. Abbott and Emily C. Abbott

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before July 28, 1996. The closing date (August 12, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Wayne and Emily Abbott

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Mr. Ernest M. Baisden

Page 3

July 10, 1996

I must emphasize that if your goal is to protect the appearance and stability of your community, we share these goals. We will do all that we can under the law to work with you, your community, and fellow citizens to ensure that these goals are achieved. You have my assurance; however, I must emphasize, as I allude to above, that enforcement takes time, by its very nature. There are ways we can expedite the timeliness of final review, if appropriate changes to the law are adopted. But even those changes will not be a panacea to the most common complaint about violations and violators--lack of immediate compliance. As long as people violate the law and, conversely, use the law to their benefit, in those 10% of cases which require judicial action, compliance will not be quick.

You may choose not to believe it, but we do try. Each of our inspectors must react hourly to same and similar concerns and anger you express to me in your letter. We do our best, not always successfully, but doggedly to be sure.

I hope that I have responded to your concerns.

Sincerely,



ARNOLD JABLON
Director

AJ:ljb

PETITION PROBLEMS

#17 --- RT

1. Everything in folder, except posting sheet and receipt, says item "7" instead of "17".

#19 --- JRA

1. No review information on bottom of petition form.
2. Not marked critical area.
3. Folder says "coastal zone" - What is that?

#20 --- JCM

1. Petition doesn't have zoning - just "residential".

#21 --- MJK

1. Need typed or printed name and title of person signing for contract purchaser.

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTEROFFICE MEMORANDUM

March 1, 1996

TO: Robin Churchill
Executive Office

FR: Eugene Freeman
Department of Permits and
Development Management

RE: Notre Dame Prep School Fund Raiser

I have received the attached letter from Pedestal Productions describing activities planned for Notre Dame Prep School's Fund Raiser to occur on April 20, 1996. The planned Vegas Night activities would require a Baltimore County Casino Event Permit. This permit cannot be issued to Pedestal Productions; it must be issued to Notre Dame Prep School. Pedestal Productions cannot, under state law and county regulations, participate in the conduct of the casino event. All casino event activities (games) must be totally managed by Notre Dame Prep School, and all games must be operated by people from Notre Dame Prep School. No dice (crap) games and no slot machines are permitted.

Enclosed are copies of the following documents.

- a. Annotated Code of Maryland, Article 27, Section 255, which governs gaming events in Baltimore County;
- b. Baltimore County Casino Event Rules and Regulations;
- c. Casino Event Permit Application for use by Notre Dame Prep school. It must be filed a minimum of fourteen (14) days prior to the event.

EAF/nmn

July 13, 1996

To Whom It May Concern:

I understand that Wayne and Emily Abbott of 2004 Bulls Sawmill Road intend to erect a garage on the side of their property which adjoins my property. I further understand that this garage will require an exception to zoning since it will be a detached structure which is adjacent to rather than behind their house, and it will be less than 35 feet from the property line.

I hereby state that I have no objection to the construction of this structure.

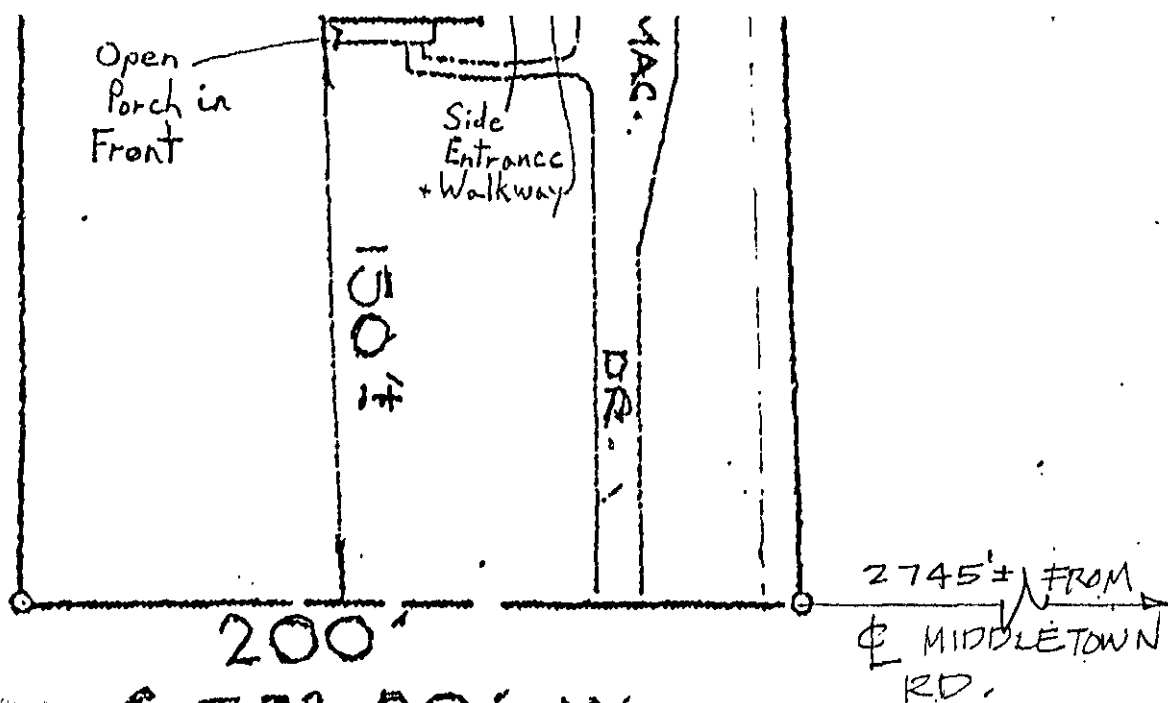
Ronald Debus

Ronald Debus
2000 Bulls Sawmill Road
Freeland, Maryland 21053

MICROFILMED

ITEM #17

97-17A



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S 73° 20' W

2004 BULLS SAW MILL

ITEM #17

N 42° 54' E
200'

10' utility
Easement

S 16° 30' E

N 14° 25' W

Wayne + Emily
ABBOTT

PET. EXHIBIT

FRAME
SHED

EX. TREE (12" DIA)

24' x 32'
Garage
Built

Height of
Garage ≈ 15'

Septic
Clean Out Pipe
Basement
Steps

66 5/12
38 1/12
11 1/12

EX. HOUSE
#2004

PROP.
GARAGE

EX HOUSE
#2000

Open
Porch in
Front

Side
Entrance
+ Walkway

MAC.

200'

2745' ± FROM
MIDDLETOWN
RD.

MICROFILMED

S 73° 20' W

2004 BULLS SAW MILL

ITEM #17

97-17A

EX HOUSE
#2008

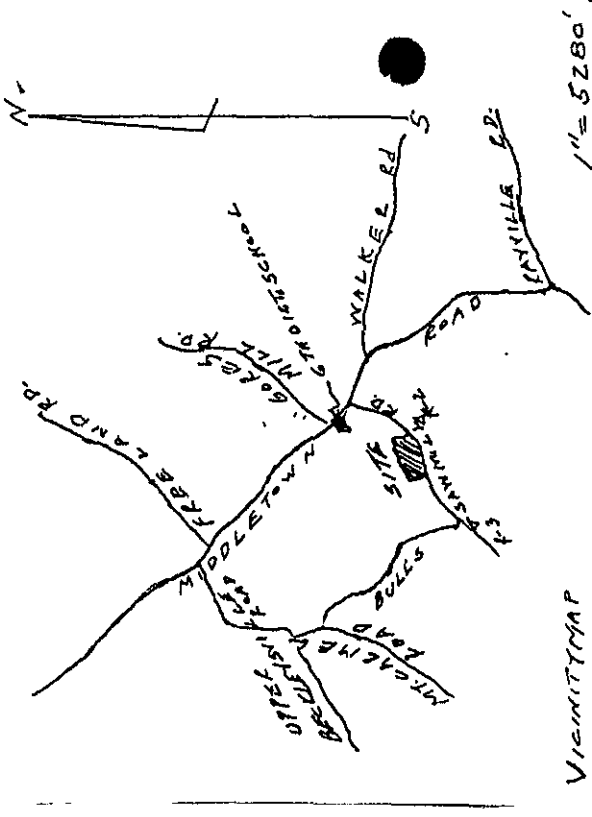
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book # 8518, folio # 305, lat # _____, section # _____

OWNER: Wayne; Emily Abbott



LOCATION INFORMATION

Election District: 6

Councilmanic District: 3

1"=200' scale map#: NW 34-6

Zoning: RC-2

Lot size: 3.56 acreage

97-17-A

Plat attached

RECEIVED

North

date: 7-15-96

date: 11.10.10
prepared by: SSC

Scale of Drawing: $r' = \frac{50'}{1}$

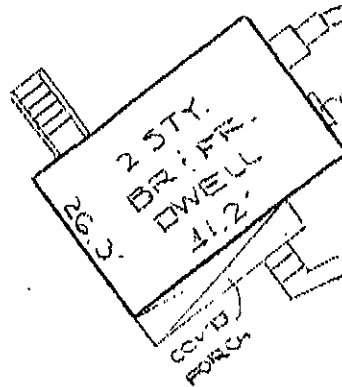
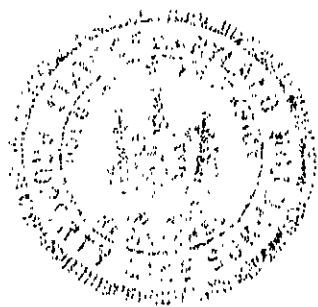
Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

R.T. 17

N 42° 54' E
200'S 16° 00' W
765.71'N 14° 25' E
200'FRAME
SHED

OCC. CO.

DETAIL
SCALE 1" = 30'

REFERENCE:
PROPERTY DESCRIBED IN A DEED
RECORDED
AMONG THE LAND RECORDS OF
BALTO., CO., MD. IN DEED BOOK 0518
FOLIO 005

NOTE: This plot is not intended for
use in establishing property lines
and does not constitute a boundary
survey.

This is to certify that we have located
the improvements and that they are
located on the lot(s) as shown hereon.

B. L. S. file 8/17/92
Registered No.: 407 Date:

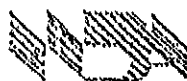
NOTE: This Property does not
lie within the limits of a
flood hazard area as delineated
on the maps of the national
flood insurance program.
Map number 24001C 0050B

ITEM #17

LOCATION CERTIFICATION OF
2004 BULLS SAW MILL RD.

Election District
Scale: 1" = 100'
MICROFILMED

Balto., Co., MD
Date: 8-17-93



Y. DUVALL & ASSOCIATES, INC.
ENGINEERS, SURVEYORS, LAND PLANNERS
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
(301) 583-9571

L.C. # B-102

97-17-A



front elevation



NE side elevation

ITEM 17



June 2nd, 1990
side elevation

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minutes twenty seconds West seven and forty two one hundredths feet and South seven and one degree eight minutes twenty seconds West nine hundred forty nine and eighty five one hundredths feet to the place of beginning

1- Subject to the right of way of the United Railway and Electric Company as described in the Deed from John W. Altis and wife to the Baltimore and Northern Electric Railway Company dated May 7, 1897 and recorded among the Land Records of Baltimore County in Liber L. H. B. No 22 folios 174 and 177

2- And subject to an agreement between John W. Altis and James E. Ingram in regard to laying out an Avenue forty feet wide along the division line between their lands said lines being the last three lines of the above described tract of land and which agreement is contained in a Deed between them dated January 12th 1901 and recorded among the said Land Records in Liber H. B. No. 250 folio 382 &c

Containing in all, seventy seven and one hundred thirty two one thousandths acres of land more or less of which three and four hundred ninety four one thousandths acres is contained in the parts of the beds of Park Heights Avenue Old Court Road and Seven Mile Lane within the lines of the above described tract of land and one and one hundred twenty three one thousandths acres of land is contained within the lines of the above mentioned right of way of the United Railways and Electric Company crossing the above described tract of land southeasterly from Park Heights Avenue. The courses in the above description are referred to the True Meridian.

Being a part of the property which was granted and conveyed by the Safe Deposit and Trust Company of Baltimore Trustee of and to John W. Altis now deceased by Deed dated July 6th 1893 and recorded among the



97-17-A

ITEM #17

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	6TH DISTRICT	N.W.
DATE OF PHOTOGRAPHY JANUARY 1966	CONSOLIDATED SCHOOL	34-E
		MICROFILMED

[illegible]

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS

Item #17 BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

William A. Howard
Chairman, County Council

OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
6TH DISTRICT
CONSOLIDATED

MICROFILMED

SHEET
N.W.
34-E

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Bulls Sawmill Road, 2745' W
of the c/l of Middletown Road
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* ZONING COMMISSIONER
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* Case No. 97-17-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 2004 Bulls Sawmill Road, located in the vicinity of Walker Road in Freeland. The Petition was filed by the owners of the property, Wayne S. and Emily C. Abbott. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The property having been duly posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of August, 1996 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

August 16, 1996

(410) 887-4386

Mr. & Mrs. Wayne S. Abbott
2004 Bulls Sawmill Road
Freeland, Maryland 21053

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Bulls Sawmill Road, 2745' W of the c/l of Middletown Road
(2004 Bulls Sawmill Road)
6th Election District - 3rd Councilmanic District
Wayne S. Abbott, et ux - Petitioners
Case No. 97-17-A

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In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjjs

cc: People's Counsel

File



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2004 Bulls Sawmill Rd
97-17-A which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1.

To allow a garage located in the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

- 1) Location of garage behind the house would require a costly extension of the driveway.
- 2) A mature tree interferes with the garage if located behind house.
- 3) Side entrance to the house would be most easily accessed from proposed location of the garage.

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s)

Wayne S. Abbott

Signature

Emily C. Abbott

Signature

Freeland, Md 21053

Address

2004 Bulls Sawmill Rd

Address

Freeland, Md 21053

City

Freeland, Md 21053

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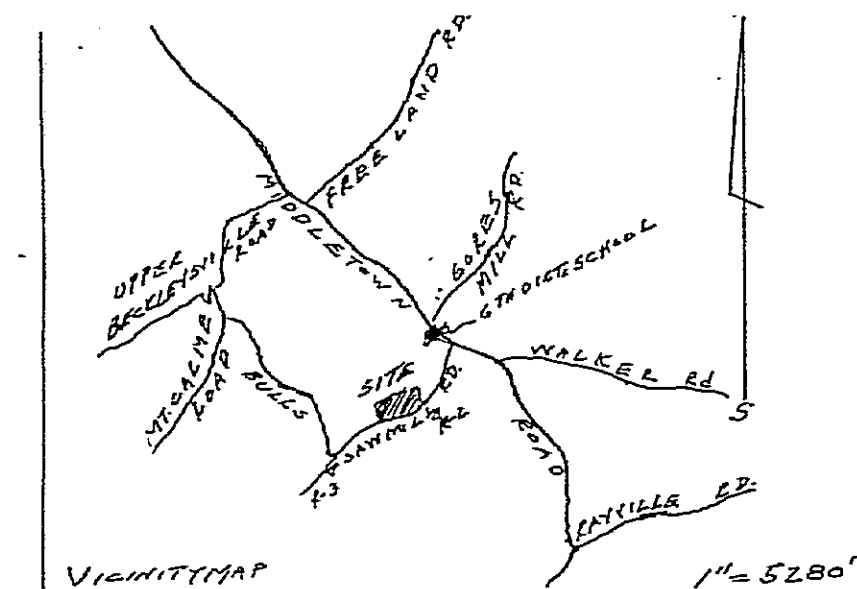
City

Freeland, Md 21053

City

Freeland, Md 21053

City



E.H.K., JR. 36 FOLIO 36

Filed for record
Date FEB 20 1973
Test:

E. Debus
Clerk

Bulls Sawmill
Estates

6th ELECTION DISTRICT BALTIMORE CO., MD.
DEC. 23, 1972 SCALE: 1"=100'

R.G. ANCHORS, JR., OWNER
MASE MOREHEAD, PARTNER, MD.
TITLE FOR BULKY 5124 PAPER 314

ITEM #1

W. A. Completed	2/1/73
W. A. Checked	2/1/73
W. A. Approved	2/1/73
W. A. Disapproved	2/1/73

97-17-A

NOTE:

Streets and/or Roads shown hereon and mention thereof in deeds are for purpose of description only, and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plot is attached, their heirs and assigns.

NOTE:

Coordinates and bearings shown on this plot are referred to the system of coordinates established in the Baltimore County Metropolitan District and are based on the following traversa stations:

Ba. Co. D-2 N 27° 19' 17" E 132.117.73
Ba. Co. D-3 N 30° 56' 19" E 133.117.187

OWNERS CERTIFICATE:

The requirements of Section 72-B, Article 17 of the Annotated Code of Maryland, (Hock 1947 Supplement) as far as they relate to the preparation of this plot have been complied with.

Robert C. Morris 1/17/73
OWNER DATE

SURVEYORS CERTIFICATE:

I, Robert C. Morris, a registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out and the plot thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill 453, Chapter 1016 of the Acts of 1945 and subsequent amendatory acts.

Robert C. Morris REG. LAND SURVEYOR No. 759
DATE

APPROVED, BALTIMORE COUNTY PLANNING BOARD

DATE	DIRECTOR
APPROVED	<i>ORR</i>
2/1/73	<i>Robert C. Morris</i>
DATE	DEPUTY CHIEF COUNTY ENGINEER
2/1/73	<i>Robert C. Morris</i>
DATE	COUNTY ENGINEER

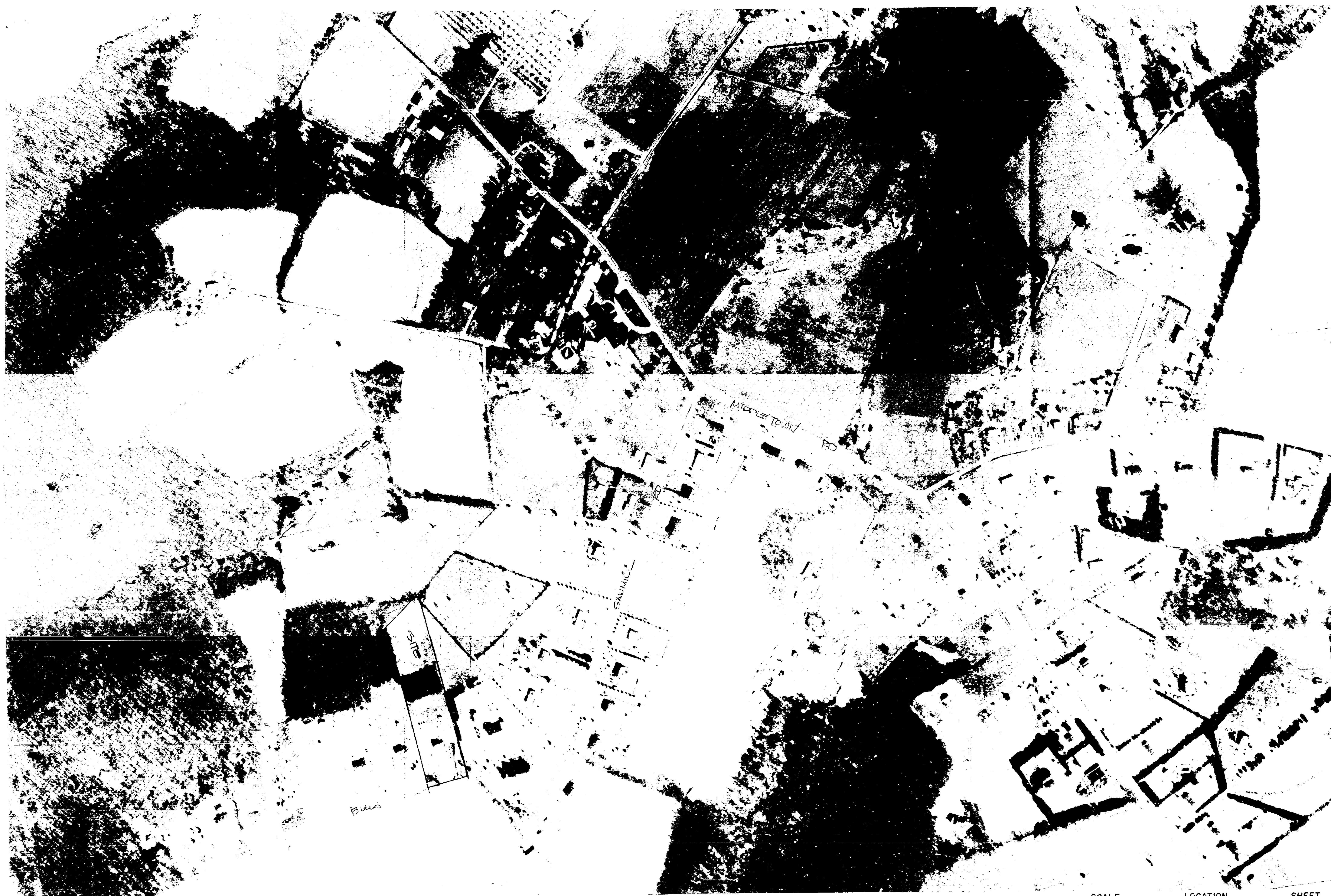
97-17-16



ITEM #17
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92
DATE OF PHOTOGRAPHY JAN 86
SCALE 1" = 200'
LOCATION 6TH DISTRICT CONSOLIDATED SCHOOL
SHEET NW 34-E

NOT SHOWN IN SELECTED AREA
PHOTOGRAPHY METHODS
BALTIMORE, MD. 21201



97-17-A

ITEM #17

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
6TH DISTRICT
CONSOLIDATED
SCHOOL

SHEET
N.W.
34-E